

APPENDIX G-2
Animal Waste, Fly, and Vector Control Plan

ANIMAL WASTE, FLY AND VECTOR CONTROL PLAN

Peaceful Valley Ranch

**(GPA 03-05 / REZ 03-015 / Log No. 04-19-007 / TM5341RPL⁵ / MUP 04-048 /
CP 17080 / WN 7426)**

Prepared for

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1.0 INTRODUCTION

This Animal Waste, Fly and Vector Control Plan has been prepared as a guide for the treatment and handling of animal waste, flies, and vectors at Peaceful Valley Ranch, located in the community of Jamul in the unincorporated area of San Diego County. The following guidelines shall be adhered to by both the operators of the equestrian facilities, Lots 48 and 51, as well as by visitors to the site, as applicable, to ensure human and animal health and safety, both on-site and off-site. This Plan establishes measures for storage and removal of animal waste, application of chemicals for insect and rodent control, minimizing the presence of open water on-site, general waste management education, and general sanitation practices. As this Plan is intended to serve as a guide for the operation and maintenance of the proposed equestrian facilities, measures given in this Plan do not preclude, and are in addition to, compliance with all local and state regulations. The standards and requirements identified in this Animal Waste, Fly and Vector Control Plan shall also be incorporated into the Covenants, Conditions and Restrictions (CC&Rs) encumbering Lots 48 and 51.

Provisions of this Animal Waste, Fly, and Vector Control Plan are considered design elements and shall be adhered to by the operators of the private equestrian facility, Lot 51, and the public equestrian facility, Lot 48 of the Peaceful Valley Ranch development. In the practice of good animal husbandry, and in conformance with Title 6, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances, appropriate management of the public equestrian facility shall ensure a sanitary premises and minimize the potential for nuisances on-site. Enforcement of public health and safety codes, as applicable to the proposed public equestrian activities, would be the responsibility of the County.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Peaceful Valley Ranch project is located in the community of Jamul, just north of the community of Dulzura, in the unincorporated area of San Diego County, California (Exhibit 1-1, Regional Map). State Route 94 (SR-94, or Campo Road) forms the property's western boundary, and Daley Ranch open space preserve borders the property to the south. The Rancho Jamul Estates neighborhood abuts the eastern boundary. Melody Lane forms a portion of the northerly edge, and a mix of private properties borders the remaining northerly edge and easterly boundary (Exhibit 1-2, Vicinity Map). The 181.3-acre property is located within the County of San Diego's Jamul-Dulzura Community Plan Area. Primary access to the site is from Peaceful Valley Ranch Road from State Route 94 (SR-94).

2.2 Project Design

The project site has historically been used for dry-farming over the past forty years and is currently used for dry-farming oat hay. Similar agricultural uses have historically existed in the surrounding area as well. Three residences and several structures supporting equestrian activities presently exist on-site.

The project proposes the subdivision of 181.3-acres into a total of 57 lots (Exhibit 1-3, Site Plan). These include:

- a) 46 – new estate residential lots ranging in size from a minimum of 2 acres up to approximately 7.7 acres (Lots 1-4, 6-47);
- b) 1 – estate residential lot of 4.0-acres for the existing Ranch House (Lot 5);
- c) 1 - 6.7-acre equestrian facility lot (Lot 48);
- d) 1 - 3.7-acre lot reserved for a new joint-use fire station and administrative offices of the RFPD and US Fish and Wildlife Service (Lot 49);
- e) 1 - 3.7-acre open space lot for the protection of biological resources (Lot 50);
- f) 1 - 28.9 acre private horse stable and training facilities / polo field lot (Lot 51); and,
- g) 6 private roadway lots (Lots 52-57).

Lot 49, approximately 3.7 acres, is proposed for joint use by the San Diego Rural Fire Protection District (RFPD) and the San Diego National Wildlife Refuge Complex Fire Management Office (part of the United States Fish and Wildlife Service (USFWS)) as a future site for relocation of the fire station and administrative offices. The USFWS Fire Management personnel are presently housed at Daley Ranch, located to the south of the project site. They are responsible for providing fire protection services for National Wildlife Refuge lands within San Diego County. The existing fire station for the RFPD is located directly across SR-94 and houses six full-time fire fighters. The administrative offices are expected to support three staff people: the fire chief, an assistant, and a receptionist. The same level of staffing is proposed for the future station on Lot 49.

The proposed Peaceful Valley Ranch (PVR) project will also feature a trail system that traverses the site. A main feature of the trail system will be a private trail with a public Irrevocable Offer-of-Dedication (IOD) running parallel to and east of the main on-site drainage. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses and will allow for future linkages to off-site trails at the northerly and southerly property boundaries.

3.0 DESCRIPTION OF THE EQUESTRIAN FACILITIES

As noted above, in addition to the 47 residential estate lots, proposed equestrian operations incorporated in the proposed Peaceful Valley Ranch project include the boarding, breeding, training and sales of specially trained horses. The proposed equestrian facilities will consist of two separate and distinct horse specialty areas: Hunter/Jumper trained horses and Polo horses.

The public stable and hunter/jumper facilities are proposed on Lot 48 (6.7 acres) and will include the following elements:

- Two buildings containing horse stalls: one building with 16 stalls and one with 14 stalls (30 stalls total);
- Hay barn;

- Exercise arena;
- Hot walker;
- Bullpen;
- Manure storage area;
- Office area (approximately 200 square feet) and restrooms;
- Caretaker residence; and,
- Parking area.

In addition, a private training facility/polo field is proposed on Lot 51 (28.9 acres), with approval of a Major Use Permit (MUP 04-048). Lot 51 will support the following elements:

- Regulation size polo field (160 yards by 300 yards plus run-on areas with a training track surround);
- Four stable buildings, each with 12 horse stalls (48 stalls total);
- Exercise arena;
- Corrals;
- Bullpen;
- Hot walkers;
- Hay barn for feed storage;
- Manure storage area including a metal storage bin screened from view;
- Operator office area and restrooms;
- Horse trailer staging / parking area; and,
- Automobile parking area.

Both of the equestrian facilities will generally operate seven days per week, generally from dawn to dusk, as lighting is not proposed in the outdoor arenas. However, typical horse care activities by the facility operator, staff, and/or horse owner or veterinarians, such as grooming, exercise and veterinary work, may occur daily from predawn until after dusk. Additionally, in order to avoid any potential for exceeding the standards and requirements of the County Noise Ordinance, conditions of the Lot 51 MUP will stipulate that all mechanized maintenance activities, including polo field mowing, will be limited to the hours of 7:00 am to 7:00 pm daily. Limited exterior lighting will be installed on the barns for security purposes. The level of on-site activity will largely depend on daily demand. It is anticipated that both the public and private facilities will be used more frequently on weekends than during the week. Monthly fees will be charged at both areas for boarding and maintenance expenses.

The proposed private equestrian training facility/polo field may occasionally be utilized for private polo matches organized by the facility operator. Such matches would be held primarily for the casual recreation of the horse owners. The matches would generally not involve spectators beyond the immediate participant families, nor would they include structured

tournament play. It is envisioned that such matches would not occur more frequently than twice per month, conditions and weather permitting, or no more than twelve times a year. A horse owner will typically bring up to four polo ponies to a match. Eight riders will play in each chucker (period), with new horses being rotated in. An estimated 30-50 or more additional horses may be at the polo field during such events, but the number will vary depending on the number of horses each owner brings and the number attending the match. Parking will be provided on-site at the facility (Lot 51) to adequately meet the parking demands of all participants, including parking and staging areas for all horse trailers. The facility operator will be responsible for all clean-up and maintenance associated with such play, pursuant to the requirements of this Animal Waste, Fly and Vector Control Plan.

Facility maintenance will be provided by a staff of four (generally, one for public facilities, one for private, one to share duties of both, and one additional staff member to assist with trail maintenance). Additional staff may be employed as demand requires. Staff will be responsible for daily maintenance and cleaning of stalls, equestrian use areas, and trails. Owners will share in the responsibility to minimize waste on-site, as proper owner etiquette reinforces owner responsibility to dispose of waste produced by his/her animal. Stalls within the enclosed barns will be lined with rubber mats covered with shavings over the concrete slab, to allow for adequate drainage. Stalls within the partially enclosed facilities will be covered with shavings over dirt (no concrete slab).

4.0 GOALS OF THE PLAN

The following statements represent the goals of the Plan. These goals are meant to provide guidance for implementation and ongoing application of the Animal Waste, Fly and Vector Control Plan to the operation of the equestrian facilities at PVR:

- Safe disposal of animal waste resulting from equestrian uses on-site.
- Control of potential impacts caused by runoff through effective maintenance and stormwater practices.
- Control the presence and reproduction of flies, mosquitoes, and rodents while minimizing the use of chemical agents.
- Minimize odor-producing sources on-site.

5.0 DESCRIPTION OF MANURE MANAGEMENT

5.1 Best Management Practices

General Manure Management Methods

On-site manure management will include the storage, treatment and removal of animal waste. One storage bin or dumpster will be located at both the public and private equestrian areas. The nearest house pad to any on-site manure management dumpster at the public equestrian facility, Lot 48, is located approximately 130 feet to the northeast on Lot 46; however, this distance is to the edge of the pad and the future residential unit would likely be set back from the edge, further distancing the house from the dumpster. The nearest house pads to any on-site manure

management dumpster at the private equestrian facility, Lot 51, are located approximately 300 feet to the northeast on Lot 18 and 260 feet to the southeast on Lot 19. The dumpsters will be emptied two times per week (or more often, if needed). The dumpsters for the public and private equestrian facilities will be hauled off-site for proper disposal. Dumpster areas will be screened by a concrete block wall of adequate height to limit views. Storage bins will be rinsed out once per week (following manure removal) to prevent conditions that would support fly larvae.

The following measures shall be applied to manage the on-site storage and disposal of animal waste:

- Perform daily (at minimum) the removal of manure and soiled bedding from stalls and corrals to on-site manure bins.
- Unsoiled bedding within the stalls shall be changed once weekly or as otherwise needed.
- Utilize "Dry-Stall" flooring material (similar to cat litter) in stalls with greater potential to be continually wet (i.e. sheltered, not enclosed).
- Any manure stored in an open storage mound shall be covered (i.e. with plastic) during periods of precipitation.
- Manure shall not be stored on-site for a period exceeding five days.
- Manure storage shall allow for adequate drying to occur.
- Animal waste shall be stored temporarily in an open storage mound for drying purposes, with subsequent removal off-site to a sanitary landfill.
- Maintain adequate drainage in areas where temporary storage manure occurs on-site.

General Water Management Methods

In the practice of good animal husbandry, and in conformance with Title 6, Division 2 (Section 62) of the San Diego County Code of Regulatory Ordinances, appropriate management of on-site water sources associated with the equestrian facilities will minimize the potential for pests to breed on-site. Clean potable water will be provided within each horse stall via a self-dispensing mechanism. When the water level reaches a trigger point, the bin will refill itself. As a horse may drink an average of fifty gallons of water per day, water levels within the bin typically do not remain stagnant for long periods of time. As the water would be frequently consumed and replaced, the presence of standing water would be minimized.

Water will also be provided in 100-gallon bins at the private and public facilities. These basins will be self-dispensing and will not be covered. However, the staff will perform daily monitoring of the tubs. Water within the tubs will be replaced once per week; however, as the boarding of approximately 78 horses is anticipated on-site, water within the tubs would not remain stagnant and would frequently be consumed and replenished. If water within any on-site container were expected to remain stagnant for a period exceeding 72 hours (i.e. during periods of low use), the water would be removed and replaced by the operator of the facilities to minimize the potential for vector breeding.

The following guidelines shall be applied to on-site water management. Please also refer to Section 5.4, Mosquito Control.

- Water dispensing devices shall utilize non-leak valves.
- Ensure proper drainage within stalls, corrals, and paddock areas to minimize the potential for ponding resulting from precipitation and/or spillage from water basins.
- Soiled or bedding and/or manure and feed shall be disposed of promptly to minimize damp areas that may serve as breeding grounds.
- Areas where feed is stored or otherwise provided on-site shall be located away from water sources to minimize the reproduction of flies on-site.

5.2 Education

A signage program will be implemented to educate users of the on-site equestrian facilities on the importance of manure management. Signage will be provided in such locations as the training/showing field and in the vicinity of the public and private equestrian facilities. Language will reinforce a horse owner's responsibility to pick up and properly dispose of any waste produced. As it is general etiquette among horse riders to be responsible for disposal of their horse's waste, large amounts of uncollected manure on-site are not anticipated. In addition, responsibility of homeowners to participate in on-site manure management and pest control will be reinforced within the Conditions, Covenants and Restrictions (CC&R's) for homeowners at PVR.

As stated previously, a staff of approximately four employees is anticipated for maintenance and operation the equestrian facilities. The staff will be responsible for cleaning and maintenance of the horse stalls and bedding, wash rack areas, on-site trails and other facilities. The staff will be fully trained and educated by the operator of the facilities in the proper removal of animal waste management and maintenance on-site. However, as all staff will likely have prior knowledge and experience working with horses, extensive training and/or education in the proper procedures are not anticipated. All staff will be responsible for adhering to the guidelines given in this Plan.

5.3 Sanitary Methods

Basic sanitary methods for waste management will apply to the general day-to-day operation of equestrian uses to control the potential for pest or vector reproduction on-site. In addition to adhering to the provisions for wastewater management and water management listed in this Plan, general sanitary methods for PVR include the following:

- Maintain adequate drainage within all stalls and equestrian use areas to minimize dampness and promote drying tendencies.
- Stalls within the covered barns will have concrete floors, lined with a rubber mat and covered with shavings. Slabs will be slanted to allow for adequate drainage of wastes.
- Stalls within the 12-stall open-air barns will be unpaved (dirt) and covered with shavings. The ground will be graded to allow for adequate drainage.

- Regular landscape maintenance and removal of weeds and other ground cover within the equestrian areas shall occur to prevent retention of moisture.
- Properly dispose of stillborns and afterbirths immediately within closed containers or through removal off-site.
- On-site feed shall be stored properly within enclosed tin or metal containers and promptly disposed of when spilled or dampened around feed bins.
- Minimize the use of bedding (i.e. through use of rubber mats) within the enclosed stalls.

5.4 Mosquito Control

Poor water quality and high levels of organic matter and/or nutrients, such as ammonia or nitrogen resulting from the presence of animal waste, are thought to provide the bacteria and algae used as food by mosquito larvae. The presence of mosquitoes on-site is not presently a problem. As noted in Section 5.1, water will be provided within the individual stalls and equestrian use areas. Water is not anticipated to remain stagnant in any on-site water provision area for a period exceeding 72 hours (due to the number of horses expected to be boarded at the site and the use of self-dispensing water facilities). Water that is frequently disturbed (e.g., by horses drinking from the source) does not generally promote mosquito egg-laying and can prevent the occurrence of immature mosquitoes.

The following control measures are aimed at the controlling of mosquito larvae occurrence and minimizing adult mosquito occurrence on-site:

- Utilize self-dispensing water devices with non-leak valves.
- Maintain adequate drainage within all stalls and equestrian areas (i.e. wash racks) to minimize the potential for the ponding of water.
- Water within equestrian use areas will not be allowed to remain stagnant for a period of more than 72 hours.
- Use self-dispensing devices within individual horse stalls and in equestrian facilities that provide adequate constituent removal and complete drainage within 72 hours.
- Rapid discharge of all captured water.
- Minimize the presence of standing water on-site.
- Apply control measures that target the mosquito larvae stage, rather than the adult stage.
- Consider funneling precipitation runoff from stable rooftops into on-site barrels to minimize ponding or open water around stables and similar use areas.

5.5 Feed Storage

Feed will be provided for the horses boarded on-site and will consist of alfalfa and barley, which will be stored within enclosed structures on-site. One feed storage barn will be located at the

public use area and one will be located at the private use area. Such structures will be capable of storing a double-load of hay (or less). The following guidelines are meant to control proper storage of feed on-site to minimize the presence or breeding of pests:

- Feed managers and bins shall be located away from on-site water sources.
- Spilled and/or damp feed shall be wetted, swept up promptly and properly disposed of.
- Feed storage areas shall be sheltered to prevent dampness or moisture from precipitation.

5.6 Rodent Control

General management practices given within this Plan will minimize the potential for rodent occurrence and breeding on-site. Rodent control on-site will be guided by the following:

- Rodent traps and/or bait shall be used as required within the stalls, feed storage areas, and equestrian use areas (limited use of poisons). All poisons used on-site shall be handled and/or applied by a licensed or certified professional.
- Feed storage on-site shall occur within enclosed or sheltered structures and vector and rodent-proof containers shall be used where appropriate to minimize rodent access to feed sources.
- Controlled and limited application of chemicals within on-site feed storage and boarding areas.
- Spilled and/or damp feed shall be promptly wetted to prevent airborne particles, swept up and properly disposed of to discourage rodent presence.

6.0 LONG-TERM MAINTENANCE

Long-term maintenance on-site will include ongoing application and adherence to the control measures and maintenance guidelines included in this Plan on a daily basis (or as otherwise appropriate). Long-term use of pesticides or other appropriate chemicals for pest control is expected to be minimal and if necessary, will be applied by trained, licensed professionals. The best management practices and guidelines given in this Plan are intended to provide cost-effective use of the equestrian facilities on-site, minimizing the requirement for high maintenance. In addition, with the exception of individual horse riders being held responsible for on-site animal waste disposal, the operators of the facilities will be responsible for daily and long-term maintenance of the facilities and cleaning of equestrian use areas, including the horse stalls and boarding areas. Therefore, the frequency, level of quality, and thoroughness of maintenance of the facility will be assured over the long-term.

7.0 PROJECT DESIGN ELEMENTS TO BECOME CONDITIONS OF APPROVAL

Lot 51 – Private Equestrian Facility

The following conditions shall apply during the term of the Major Use Permit for the private polo facility, Lot 51 of the Peaceful Valley Ranch project:

For the duration of the major use permit, the private equestrian facility on Lot 51 shall comply with the recommendations and manure management methods described in the Animal Waste, Fly, and Vector Control Plan dated February 2007, on file with DPLU as Log No. 04-19-007 or by subsequent revision approved by the Department of Environmental Health, Vector Control Program. The elements of the plan to be implemented include, but are not limited to, general manure management methods, general water management methods, education, sanitary methods, mosquito control, feed storage, rodent control, and long-term maintenance. The activities detailed in this plan are subject to enforcement under the State of California Health and Safety Code Section 2060-2067.

Lot 48 - Public Equestrian Facility

The Public Equestrian Facility on Lot 48 shall comply with the recommendations and manure management methods described in the Animal Waste, Fly, and Vector Control Plan dated February 2007, on file with DPLU as Log No. 04-19-007 or by subsequent revision approved by the Department of Environmental Health, Vector Control Program. The elements of the plan to be implemented include, but are not limited to, general manure management methods, general water management methods, education, sanitary methods, mosquito control, feed storage, rodent control, and long-term maintenance. The activities detailed in this plan are subject to enforcement under the State of California Health and Safety Code Section 2060-2067.

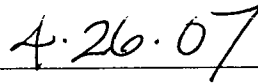
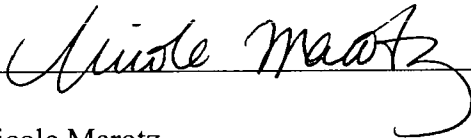
8.0 CONCLUSION

Maintenance and management measures included in this Plan are meant to control on-site conditions that would favor pest occurrence or reproduction. The Plan will minimize the potential for fly, insect and/or rodent breeding for Peaceful Valley Ranch through the following methods:

- Proper storage and disposal of animal waste produced on-site.
- Proper drainage management (on and off-site) of water storage and water use areas.
- Prompt and proper disposal of organic debris and other garbage generated by on-site users and homeowners.
- Management techniques to minimize the use of chemicals for on-site pest control.
- General and ongoing public education for users of the facilities to minimize the presence of animal waste and reinforce proper methods of management and disposal.
- If this plan is found to be inadequate in practice, appropriate revisions shall be made in consultation with the County of San Diego Department of Environmental Health.

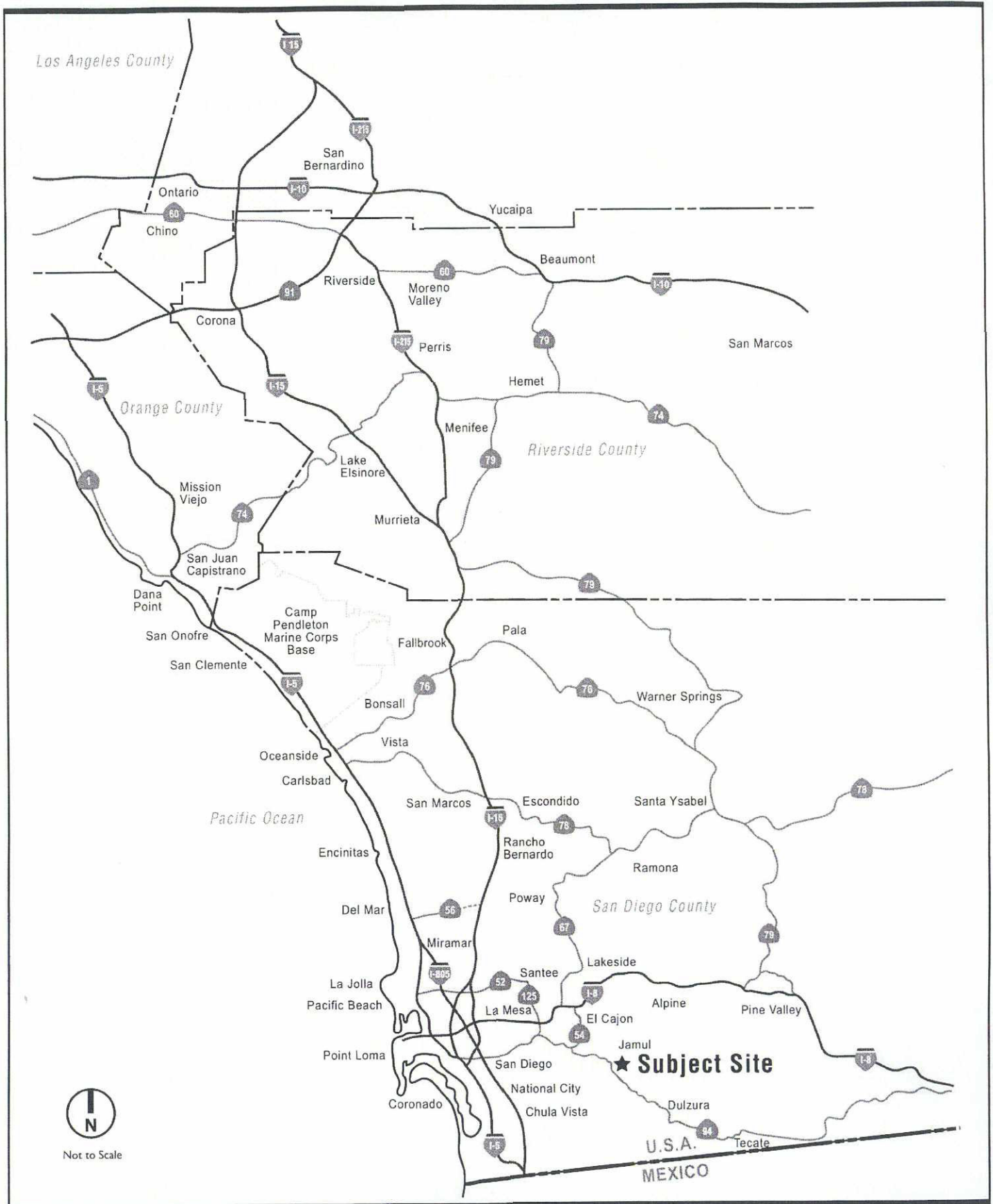
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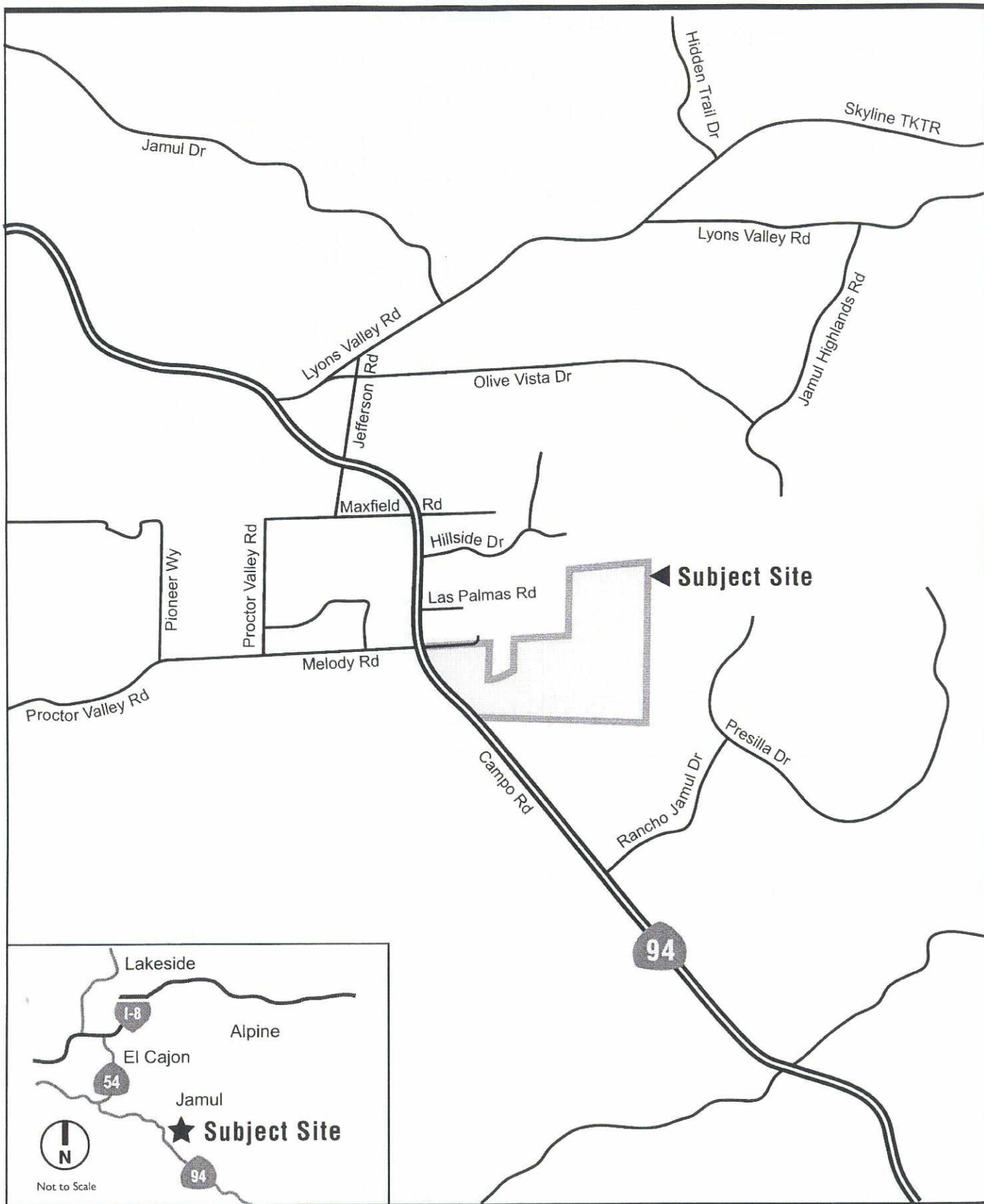
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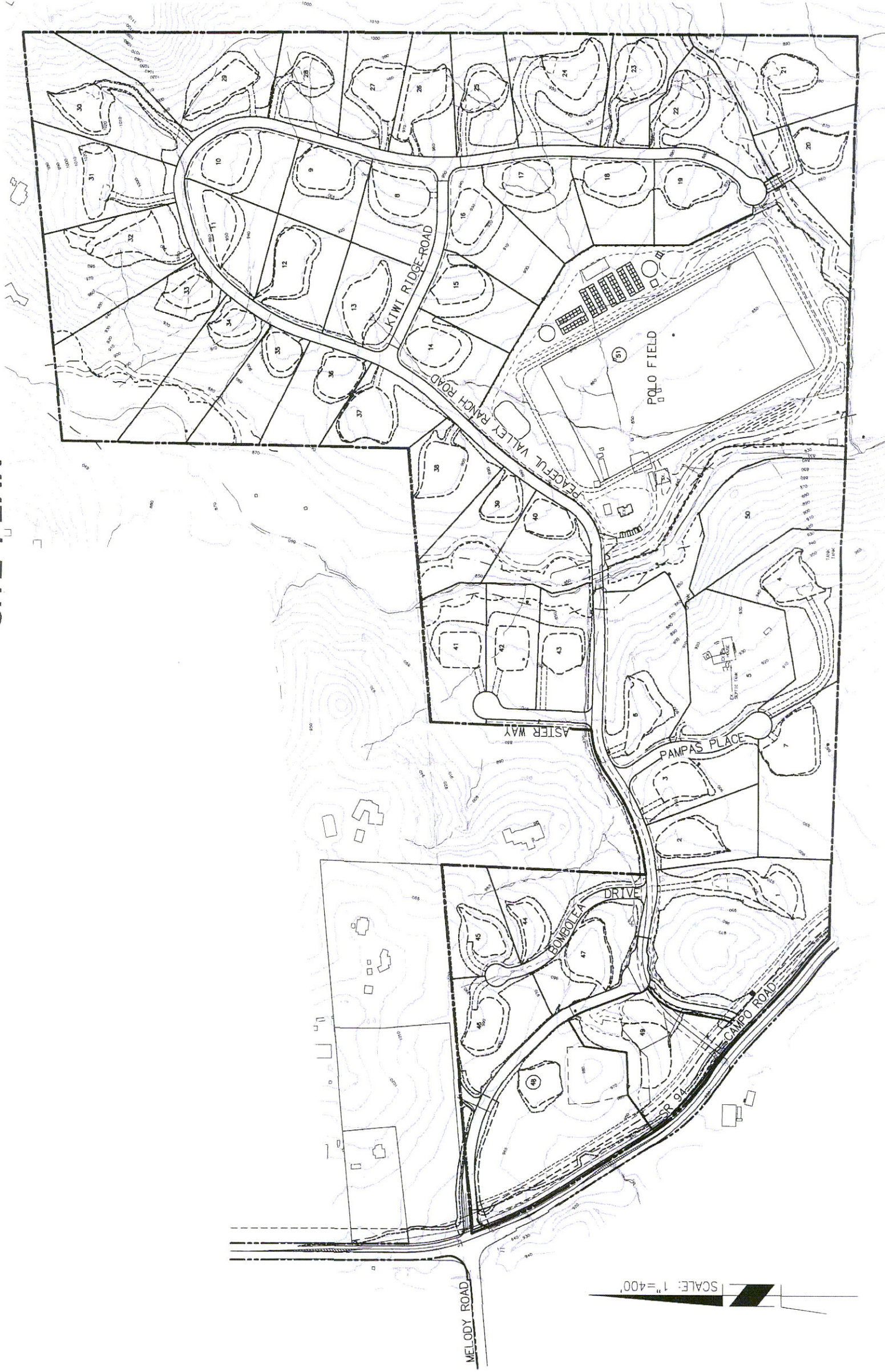
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PEACEFUL VALLEY RANCH SITE PLAN



NOTE:

LOT 48 - PUBLIC EQUESTRIAN
FACILITIES

LOT 51 - PRIVATE EQUESTRIAN
FACILITIES

EXHIBIT 1-3 PEACEFUL VALLEY RANCH SITE PLAN

PLANNING ■ DESIGN ■ CONSTRUCTION

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